



Town of Hamilton Planning Board
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May 7, 2013

Welcome – At 7:30 PM Chairman Peter Clark opened the Planning Board meeting. Members Rob McKean, Ed Howard, Claudia Woods, Rick Mitchell, Brian Stein and Joe Orlando were present. Planning Coordinator Kristine Cheetham was also present.

Public Hearings

Subdivision Modification: 1 Alexander Way (Assessors Map 31 Lot 5, 52, & 53)

Owner, Bill Belezos, of 1 Alexander Way proposes to pave Alexander Way.

Dave Hanlon, interim Hamilton Public Works Director, gave a brief presentation on the application to pave Alexander Way. He reviewed the calculations for the subdivision road when it was approved with a gravel surface. He requested new calculations for the runoff associated with a paved roadway. Although he was not concerned about the overall impact of the runoff on a paved road, he wanted the new calculations for the files. Dave met with the paving company and discussed the plans to control for the runoff so that the water has time to permeate the area. The owner, Bill Belezos, was present and acknowledged that the engineering work needed to be completed.

Action: R. Mitchell made a motion to approve the subdivision modification with the condition that the owner submit new engineering calculations to the planning office prior to any work done on the road.

E. Howard seconded the motion

All voted in favor.

Scenic Roads Act – 75 Miles River Road

Owners, Jay and Katherine Horgen, propose to remove and reconstruct a portion of the stone wall along 75 Miles River Road in order to create a new driveway.

Michael Burn represented the owners of 75 Miles River Road and explained his plans to remove and reconstruct a portion of the stone wall along the scenic road. The intent is to create a new driveway.

Dave Hanlon, the Hamilton interim Public Works Director stated that he found the location of the curb cut acceptable for the purposes of sight distance along the roadway.

E. Howard requested that there be no mortar if possible on the stone wall. M. Burn responded that he planned to reconstruct the stone wall in a natural manner. He also stated that all of the stones would remain on site.

Action:

B. Stein made a motion to approve the modifications to the stone wall for a new driveway at 75 Miles River Road.

J. Orlando seconded. All voted in favor.

New/Old Business

Housing Production Plan Discussion

Fred Mills, a representative of the Hamilton Affordable Housing Trust presented a request for the Planning Board to approve the 2013 Housing Production Plan Update.

F. Mills made a few comments about some of the facts in the Plan. He noted that Hamilton has the 2nd highest tax burden in the county. He also noted that there has been no new housing construction for many years. The Plan makes reference to a substantial increase in the senior population. F. Mills inferred that when seniors need to sell their homes to downsize, they do not have other housing options in Hamilton and often leave town. The lack of new housing stock also means that young families are often not able to enter the community.

P. Clark – He viewed the Plan as a “wakeup call” because the community is not building any new housing. He thought it was important to see a mix of new housing types to accommodate the aging population but also for financial reasons such as supporting the school system.

R. McKean questioned some of the assumptions made from the regional data. He was concerned that the Plan promotes too much housing. He also expressed concerns about the process of assigning rental housing. He preferred that new units would be limited to seniors from the town.

E. Howard would have liked to see more specific goals defined in the Plan. He favors any strategies that assist seniors to remain in their homes.

C. Woods noted that there were elements of the Plan that she did not fully support.

F. Mills stressed that the Plan is intended to provide a snapshot of where the community is at after the new (2010) census data. It also highlights several strategies that the community can use to address the housing stock. However, the next steps are for the Affordable Housing Trust and the Board of Selectmen to set goals and priorities that are best suited for Hamilton.

Action:

R. Mitchell made a motion for the Planning Board to formally support the 3013 Housing Production Plan.

B. Stein seconded the motion.

Vote: The Board had a split vote of 4 favor, 2 opposed, 1 abstain. Motion carried.

P. Clark, R. Mitchell, B. Stein and J. Orlando in favor

R. McKean and E. Howard opposed.

C. Woods abstained from vote.

Pirie Property Sub-Committee - A member of the Sub-Committee will provide an update on the Right of First Refusal process relative to the Pirie property at 641 Bay Road. The member will also be asking the Planning Board questions regarding zoning relative to the site.

P. Clark, a Planning Board representative on the Pirie Sub-Committee, shared some color images of the Pirie property with the Board to familiarize them with the site. He asked the Board to discuss whether or not they felt that the Open Space Farmland Preservation District (OSFPD) special permit could be applied to the land. He reminded the Board that they were asked to review the bylaw prior to the meeting. B. Stein prepared a brief yield analysis for the parcel.

R. Mitchell questioned the purpose of the discussion, the process and the information. He noted that two members of the Board were serving on the working group but others on the Planning Board and in the audience would benefit from background information.

K. Cheetham provided some information to the Board regarding the application of a special permit. She noted that a yield analysis was based on the application of the subdivision rules and regulations. The determination of base yield should be applied with consistency from one project to the next. After the base yield is determined, the Planning Board can apply waivers and conditions to a plan through a site plan review and/or special permit process if they feel the waiver(s) is appropriate. For the purpose of this evening's theoretical discussion it was recommended that the Board accept the base yield provided from B. Stein.

Owner J. Pirie and Attorney D. Greenough were both concerned that the application of standard subdivision rules and regulations may not apply easily to this site. They also cautioned the

Board about coming to any conclusions in a public session that were based on a theoretical discussion.

K. Cheetham re-iterated that the evening discussion was the first real opportunity that the Planning Board had to discuss the application of the OSFPD because it is an “untested” bylaw. She discouraged the discussion of how or when to apply a waiver for the Pirie proposal. She also re-read the definition of yield analysis to the Board which states that it be based upon the application of a “conventional subdivision”. This creates a fair playing field for all applicants.

R. McKean asked for an update on the process for the Pirie property.

P. Clark provided a summary of upcoming information meetings, site visits and the town meeting date.

Selectmen Scott Mattern appreciated the caution used on part of the Planning Board to wrestle with a theoretical discussion of an important project. He felt that the community would benefit from their review and advice on the project prior to town meeting.

Adjourn

10 PM - R. Mitchell made a motion to adjourn.

C. Woods seconded.

All voted in favor